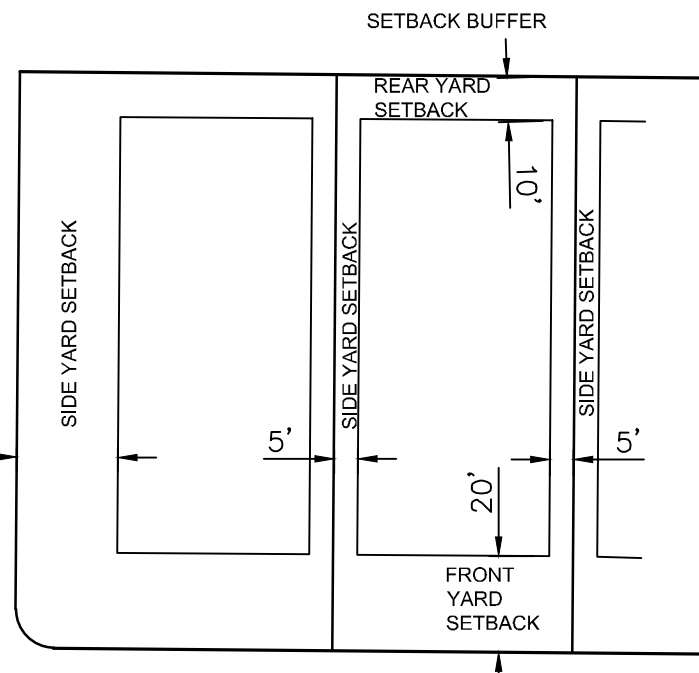


- ENGINEERING NOTES:
- ALL IMPROVEMENTS WILL BE IN ACCORDANCE WITH THE LATEST VERSION OF THE CITY STANDARD DETAILS.
 - CONSTRUCTION PLAN APPROVAL WILL NOT BE ISSUED UNTIL APPROVAL OF THE SITE & DEVELOPMENT PLAN IS OBTAINED. CONSTRUCTION PLAN APPROVAL COPIES OF ALL PERMITS ARE REQUIRED PRIOR TO INITIATING CONSTRUCTION ACTIVITIES.
 - A SITE PREPARATION PERMIT WILL BE REQUIRED FOR THIS PROJECT. A SARASOTA COUNTY APPROVED TREE PERMIT WILL BE REQUIRED PRIOR TO ISSUANCE OF SITE PREPARATION PERMIT. AN APPROVED SITE PREPARATION PERMIT IS REQUIRED BEFORE ANY ACTIVITY SUCH AS REMOVAL OF VEGETATION, SITE GRADING, DELIVERY OF FILL, OR GROUND BREAKING BEGINS.
 - UTILITY PLAN WILL BE DEVELOPED DURING CONSTRUCTION PLAN DESIGN AND ALL REQUIRED SETBACKS FROM THE DRIPLINE OF THE TREES WILL BE ACCOMMODATED.

- PRELIMINARY PLAT / CONSTRUCTION PLAN NOTES:
- THE PRELIMINARY PLAT AND CONSTRUCTION PLAN APPROVAL SHALL ESTABLISH THE FOLLOWING:
- THE ENGINEER WILL SUBMIT TURNING TEMPLATES TO DEMONSTRATE THE CUL-DE-SACS WILL SUPPORT STANDARD CITY OF VENICE WASTE MANAGEMENT COLLECTION VEHICLES.
 - INTERNAL STREET SHALL BE IDENTIFIED AS LOCAL STREETS < 25 MPH
 - A POTABLE WATER WELL SITE, NO LESS THAN 25'X25', ACCEPTABLE TO THE CITY, SHALL BE IDENTIFIED FOR DEDICATION ON THE FINAL PLAT.
 - SIDEWALK CROSSING AT PROJECT DRIVEWAY AND NORTH AUBURN ROAD SHALL MEET ADA STANDARDS (TRUNCATED DOMES OR OTHER MEANS OF COMPLIANCE).
 - ACCESS TO AUBURN ROAD IS SUBJECT TO SARASOTA COUNTY'S ACCESS MANAGEMENT REQUIREMENTS.

- PRELIMINARY PLAT / CONSTRUCTION PLAN NOTES:
- A SARASOTA COUNTY RIGHT-OF-WAY USE PERMIT WILL BE REQUIRED FOR ANY WORK WITHIN THE SARASOTA COUNTY RIGHT-OF-WAY. THE APPLICATION AND SITE AND DEVELOPMENT PLANS (PRELIMINARY PLAT) SHALL BE SUBMITTED TO THE SARASOTA COUNTY LAND DEVELOPMENT SERVICES DEPARTMENT.
 - A SITE PREPARATION PERMIT WILL BE REQUIRED FOR THIS PROJECT. A SARASOTA COUNTY APPROVED TREE PERMIT WILL BE REQUIRED PRIOR TO THE ISSUANCE OF THE SITE PREPARATION PERMIT UNLESS THE CITY OF VENICE TAKES OVER THE TREE PERMITTING BY THE TIME THIS PROJECT NEEDS TO BE OBTAIN THE REQUIRED TREE PERMIT.

- LOT CRITERIA
- SETBACKS
FRONT - 20'
SIDE - 5'
REAR - 10'
CORNER - 15'
 - MINIMUM LOT WIDTH - 60'
 - LOT COVERAGE - 60%
(BASED ON ALLOWABLE SETBACKS AND ONLY AREAS UNDER ROOF SO DOES NOT INCLUDE POOL.)
 - BUILDING HEIGHT - 25'
ALL HOMES ARE TO BE SINGLE STORY
 - MIN. LOT SQ FT - 7,260 SF



TYPICAL LOT DETAIL (60'x121')

CIVIL:
WRA ENGINEERING
7978 COOPER CREEK BLVD SUITE 102
UNIVERSITY PARK, FL. 34201
OFFICE 941-275-9721

ENVIRONMENTAL:
E CO CONSULTANTS INC. (TODD HERSHFELD)
1523 8TH AVENUE WEST
SUITE 8
PALMETTO, FLORIDA 34221
OFFICE 941-722-0901
CELL 941-518-5169

DEVELOPER:
WINDHAM DEVELOPMENT CORPORATION
36400 WOODWARD, SUITE 205
BLOOMFIELD HILLS, MI 48304
248-290-5300
248-290-5306 FAX

PLANNER / LANDSCAPE ARCHITECT:
ENSITE, INC.
2401 FIRST STREET, SUITE 201
FORT MYERS, FL 33901

TRANSPORTATION:
TR TRANSPORTATION CONSULTANTS, INC.
2726 OAK RIDGE CT. STE 503
FORT MYERS, FL 33901

SURVEY:
BRIGHAM/ALLEN LAND SURVEYING
807 US HIGHWAY 41 BYPASS SOUTH, SUITE E
VENICE, FL 34285

WATER WELL CONDITION:
AS PER PRE-ANNEXATION AGREEMENT ONE 25' X 25' POTABLE WATER WELL SITE SHALL BE SHOWN ON THE SITE PLAN FOR THE PROPERTY, AT AN APPROVED LOCATION, WITH APPROPRIATE EASEMENTS AND ACCESS, PRIOR TO APPROVAL OF PRELIMINARY PLAT.

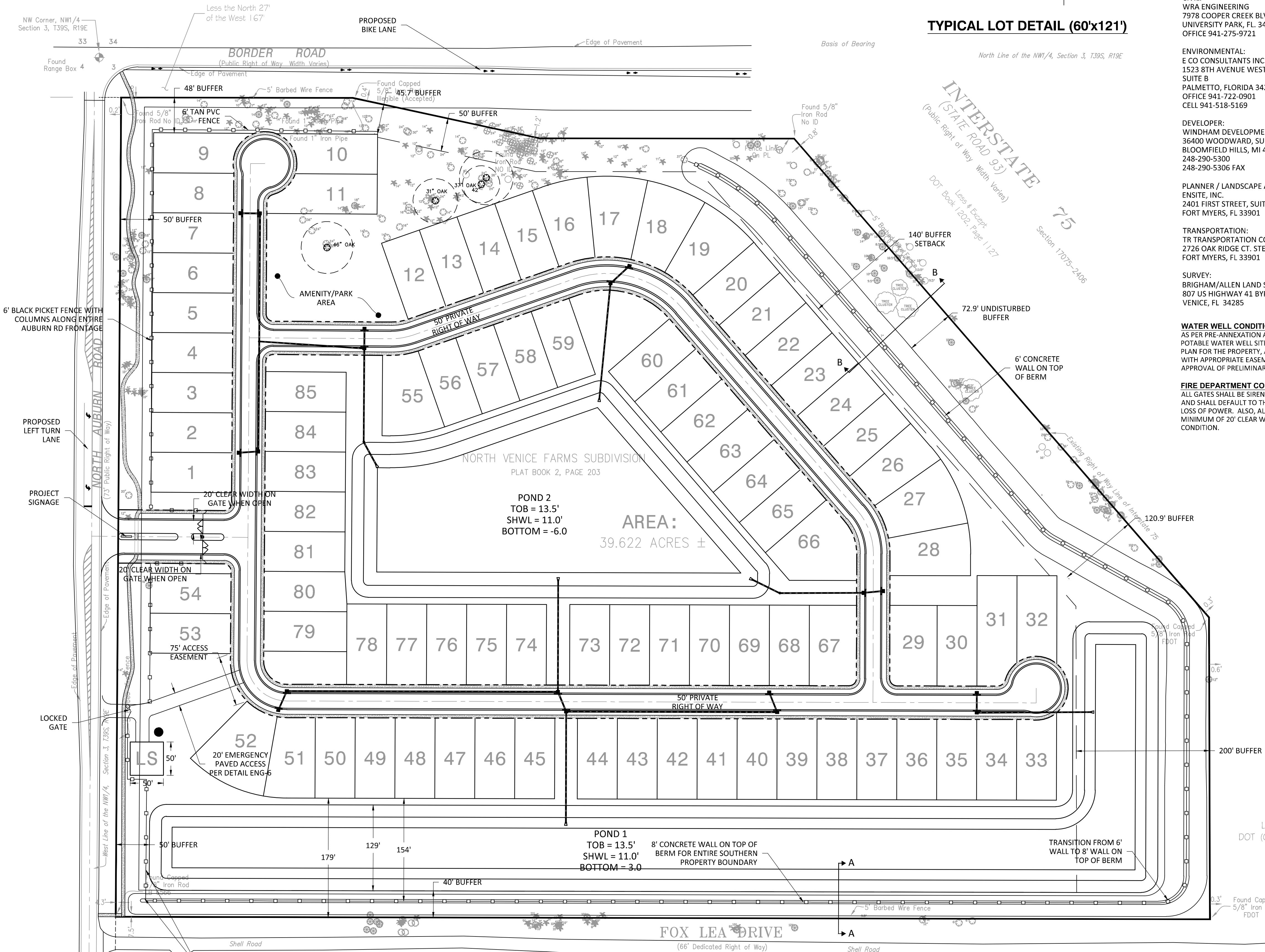
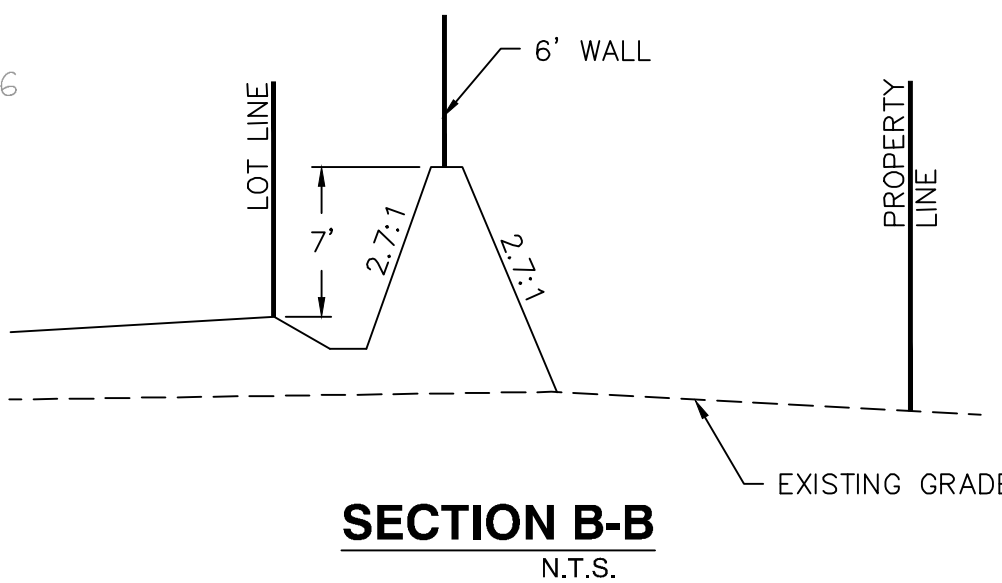
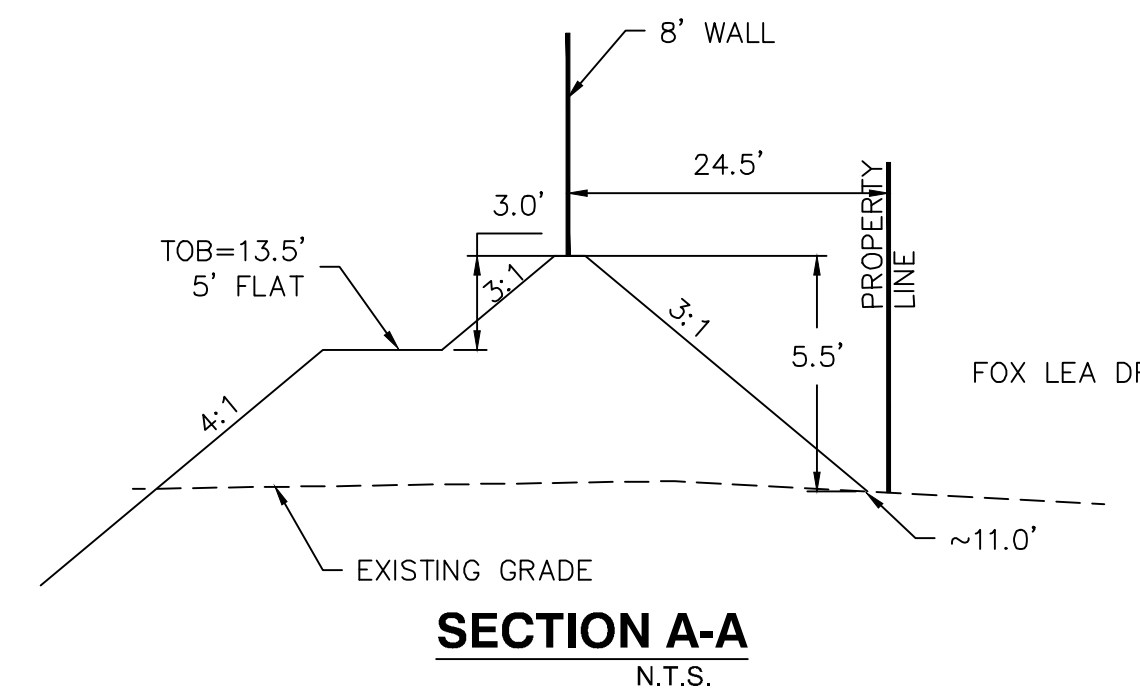
FIRE DEPARTMENT CONDITION:
ALL GATES SHALL BE SIREN ACTIVATED USING YELP MODE AND SHALL DEFAULT TO THE OPEN POSITION IN CASE OF LOSS OF POWER. ALSO, ALL GATES SHALL HAVE A MINIMUM OF 20' CLEAR WIDTH WHEN IN OPEN CONDITION.



LOCATION MAP

SITE DATA SUMMARY

- PROPERTY ADDRESS: BORDER ROAD, VENICE, FL. 34292
 - TOTAL REZONE SITE AREA: 1,726,587 SF OR 39.64 ACRES
 - FUTURE LAND USE PLAN: LOW DENSITY RESIDENTIAL / AUBURN RD TO I-75 NEIGHBORHOOD (JPILSBA AREA NO. 2A)
 - EXISTING ZONING: OUE (OPEN USE ESTATE, 1 UNIT PER 5 AC)
 - PROPOSED REZONING: PUD
 - EXISTING USE: VACANT, PASTURE
 - PROPOSED USE: 85 SINGLE FAMILY LOTS
 - UTILITIES: WATER - CITY OF VENICE
SEWER - CITY OF VENICE
ALL ROADWAYS AND STORM WATER MANAGEMENT SYSTEMS WILL BE PRIVATE.
 - SURROUNDING LAND USES/ZONING:
NORTH: OUR (OPEN USE RURAL)
SOUTH: OUR (OPEN USE RURAL)
EAST: OUE (OPEN USE ESTATE), INTERSTATE
WEST: RSF-2/PUD
 - ROADWAYS: N. AUBURN RD, BORDER RD, FOX LEA DR, INTERSTATE
 - OPEN SPACE:
A: *OPEN SPACE REQUIRED: 19.82 AC (50%)
B: *OPEN SPACE PROVIDED: 20.50 AC
 - LOTS: 14.8 AC (37.3%)
STORM WATER MANAGEMENT FACILITIES: 10.13 AC (25.6%)
RIGHT OF WAY AND LIFT STATION: 4.33 AC (10.9%)
OPEN SPACE LEFT NATURAL: 9.96 AC (25.1%)
 - IMPERVIOUS SURFACES
A. EXISTING IMPERVIOUS AREA = 0.57 AC
B. EXISTING IMPERVIOUS TO BE REMOVED = 0.57 AC
C. NEW IMPERVIOUS AREA = 11.06 AC
D. TOTAL NET IMPERVIOUS AREA = 10.49 AC
- * TOTAL OPEN SPACE ALSO INCLUDES BUFFERS AND POND AREAS.



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2019 WRA

REVISIONS

Engineering ~ Environmental



PLANNED UNIT
DEVELOPMENT BINDING
MASTER PLAN

MURPHY OAKS

ISSUED FOR: PERMITTING
TOB #1435 SEC. 3 TOWN: 39S RANG: 19E DESIGNED: XX DRAWN: XX APPROVED: XX

Plot Date: 9/6/2019
Datum: -

1 OF 1